Development Opportunity
Palace House

Stow Hill, St Woolos, Newport, Gwent, NP20 4EA

- Unique residential development opportunity
- Approx 5,053sqft of offices on 2.1 acres
- Prime residential area close to local amenities
- Close to major road and rail links as well as the city centre
Description

The subject land is of irregular shape and varying topography extending to approximately 2.15 acres (0.87ha). The grounds are bound by mature trees and a vehicle width gate off Stow Hill. The site comprises two principle lawn areas and an overgrown parking area. Palace House is approached by a single vehicle width lane off Stow Hill.

Palace House is an attractive 19th Century two storey detached villa situated in the centre of the site. The property appears to be of traditional stone construction with rendered and colourwashed elevations and timber framed sash windows beneath a pitched slate covered roof. The ground floor windows and doors benefit from automated roller shutters.

Palace House extends to approximately 5,053sqft (469.5sqm) gross internal area (including basement) with a net internal area of approximately 3,952sqft (367sqm – according to VOA).

Location

The property is situated in a secluded position in the St Woolos area of the city, next to St Woolos Cathedral amidst good quality executive housing approximately 0.5 miles south of the city centre:

<table>
<thead>
<tr>
<th>Location</th>
<th>Distance</th>
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</thead>
<tbody>
<tr>
<td>Newport Train Station</td>
<td>0.6 miles</td>
</tr>
<tr>
<td>Junction 27 of M4</td>
<td>1.9 miles</td>
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<tr>
<td>Cardiff</td>
<td>14.5 miles</td>
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<tr>
<td>Bristol</td>
<td>34.2 miles</td>
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Planning

Palace House is a grade II listed building, originally built in the 19th century as the bishop’s palace for the nearby St Woolos cathedral. The property is situated in the St Woolos Conservation Area.
As stated the property has latterly been used for office accommodation however the property and its grounds may have the potential for residential development (or other uses including private health care or sheltered housing) subject to all necessary permissions and consents. Interested parties are advised to make their own investigations in this regard with the local planning authority.

**Terms**

Offers in the region of £750,000 are invited.

**Tenure**

Freehold with Vacant Possession (TBC).

**VAT**

To be confirmed.

**Costs**

Each party to be responsible for their own costs in relation to the transaction.

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**Further Information**

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